

**CRAWFORD PEGGY ANN L/E/
56001 BOGGY TRAIL
CALLAHAN, FL 32011**

34-3N-25-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 26.00 74.00										VALUATION BY STANDARD									
Exterior Wall 19 COMMON BRK 100										0900 01 2,398 107.6040 142.04 340,612 1987 1992 0 0 26.00 74.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 1986 Heated Area: 1747 HX Base Yr 1986										BUILDING MARKET VALUE 252,053									
Roof Cover 01 MINIMUM 100																				TOTAL MARKET OB/XF VALUE 23,702									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 250,270									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 526,025									
Interior Floo 03 SHT VINYL 20																				SOH/AGL Deduction 208,447									
Air Condition 08 CENTRAL 100																				ASSESSED VALUE 317,578									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB WX 55,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 261,856									
Bathrooms 2 100																				TOTAL JUST VALUE 526,025									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 506,323									
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 05																													
NEIGHBORHOOD/LOC 5001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,747 100 1993 1,747 183,627																													
FEP 250 80 1993 200 21,022																													
FGR 576 55 1993 317 33,320																													
FOP 168 30 1993 50 5,255																													
FST 88 55 1993 48 5,045																													
UOP 180 20 1993 36 3,784																													
TOTALS 3,009 2,398 252,053																													
EXTRA FEATURES										56001 BOGGY TR, CALLAHAN																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES																													
1 0810 CONCRETE A 0 100 0 0 940.00 SF 6.50 6.50 100 1981 1981 3 32.5 1,986																													
2 0940 SHEDS/PORT 0 100 16 10 160.00 SF 18.00 18.00 100 1981 1981 3 20 576																													
3 0100 BAR-B-Q 0 100 0 0 1.00 UT 200.00 200.00 100 1980 1980 3 20 40																													
4 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1987 1987 3 60 1,200																													
5 0681 POLE SHED 0 100 12 16 192.00 SF 15.00 15.00 100 1985 1985 3 20 576																													
6 0811 CONCRETE B 0 100 21 28 588.00 SF 5.20 5.20 100 1987 1987 3 49.5 1,514																													
7 0810 CONCRETE A 0 100 33 4 132.00 SF 6.50 6.50 100 1987 1987 3 49.5 425																													
8 0940 SHEDS/PORT 0 0 12 10 120.00 SF 20.10 20.10 100 1990 1990 3 20 482																													
9 0511 GARAGE CB- 0 100 26 26 676.00 SF 24.00 24.00 100 1981 1981 3 32.5 5,273																													
10 0680 POLE SHED 0 100 95 26 2,470.00 SF 5.00 5.00 100 1981 1981 3 20 2,470																													
LAND DESCRIPTION										TOTAL OB/XF 14,542																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C RES 100 OR 0.00 0.00 17.26 AC 1.00 1.00 1.00 14,500.00 14,500.00 250,270																													
REVIEW DATE 06/08/2021 BY KBA										Total Acres: 17.26 Total Land Value: 250,270 Market: 0 Agricultural: 0 Common: 250,270										PRINTED 07/30/2025 BY SYS									

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